

STAFF MEMO

TO: Everett Planning Commission
FROM: Rebecca McCrary, Long Range Planning Manager
DATE: June 1, 2023
MEETING DATE: June 6, 2023
SUBJECT: Everett 2044: Growth alternatives briefing continued

INTRODUCTION

Planning Commission was briefed on the draft growth alternatives at its March 21 ([Staff Memo](#)) and April 18 ([Staff Memo](#)) meetings. The May 16 briefing was rushed, without much time for discussion. Staff will provide a brief update on the growth alternatives and the planning commission will have the opportunity to ask questions and discuss. *Note: the rest of the memo is unchanged from May 16.*

PHASE II PUBLIC PARTICIPATION SCHEDULE

Staff will hold at least one Phase II event in each of the Community Outreach and Study Areas during the months of May and June as well as continue to brief the Planning Commission and City Council. The goal of the outreach is to inform community members and other interested parties about the draft alternatives and get feedback through conversations as well as the ability to promote input through the webpage. Staff will also host “Talk to the Planner” hours for anyone to call in and learn more and provide feedback. Hours will be announced and posted broadly. Additional events and activities may be added as appropriate. The current schedule is shown below.

Key questions that will be asked include:

- Are the draft growth alternatives the right ones?
- What changes should be made before proceeding to environmental review?

MAY 2023	
May 3	5:00 pm - City Council Health & Human Services Committee
May 10	5:00 pm City Council Built Environment Committee
May 18	Begin “Talk to a Planner” online hours through June. Times vary.
May 16	6:30 pm Planning Commission
May 17	10:00 am Resource Fair (Senior Center)
	4:00 pm Open House – South (Evergreen Branch Library)
May 20	12:00 pm Open House – Central (Everett Station Weyerhaeuser Room)
May 22	4:00 pm Council of Neighborhoods - Tentative
May 24	6:30 pm City Council
JUNE 2023	
June 6	5:30 pm Virtual Open House
June 8	4:00 pm Citizen Advisory Committee
June 9	10:00 pm Sorticulture
June 10	10:00 am Sorticulture
June 13	4:00 pm Open House – North (Everett Community College)
June 20	6:30 pm Planning Commission

GROWTH ALTERNATIVES

Staff have continued to work on the three growth alternatives for environmental review using the growth alternative principles and designating growth geographies.

Several bills passed during the 2023 state legislative session, including middle housing and accessory dwelling units, that will impact the plan and regulations that are ultimately adopted by the city. The middle housing bill ([HB 1110](#)), in particular, will require specific changes to the city's plans and regulations that are not reflected in the definition of the concentrated growth alternative. Staff do not propose changing the approach for the three alternatives that has been in progress, but recognize that the concentrated growth alternative would not be consistent with requirements in this year's middle housing bill.

Middle housing consists of house-scale buildings containing more than one housing unit that are compatible with lower-scale neighborhoods. "Missing Middle" housing refers to duplexes, triplexes, cottage housing, or small houses that offer alternatives to apartment living and offer options for housing between mid- or high-rise apartments and detached houses. Middle housing refers to the size of the dwelling, not its cost. It is usually more affordable than a detached house, but examples range from entry level to luxury. Through the [grant-funded middle housing work program](#), staff continue to research best practices and tradeoffs, evaluate options for plans, policies, and development regulations, and conduct outreach in the community to hear feedback and share thoughts about middle housing concepts and how it might fit into the city.

Growth Alternative Principles

- **The alternatives should maximize differences between them** to be able to discuss comparisons and tradeoffs – a challenge because even with substantial growth to plan for, all of the existing development in the city, and most of the growth, is common to all alternatives. Of the 85,600 homes in Everett that we are planning for in 2044, about 70,000 (81%) of the growth will be the same under all alternatives.
- **The alternatives must be reasonable.** While none of the three alternatives are likely to be adopted as the final plan (likely a blend), each should individually be reasonably achievable.
- **The alternatives will focus on housing growth** because employment growth is much less sensitive to local government regulation. Manufacturing facilities, restaurants, and offices frequently scale up or down without any city permits at all, whereas every new housing unit must be permitted by the city.

Growth Geographies

Growth geographies were developed to identify potential areas for additional housing capacity using planning principles such as access to public transportation, robust motorized and non-motorized infrastructure, and daily amenities. In some cases, the geographies described below are treated the same in all three alternatives because of the existing characteristics and land use patterns while new growth is assigned in a different range and layout from each other to establish a wide range of impact study opportunities

Geography	Features
Urban Corridors	<p>Concept: Major arterial corridors with existing Mixed Urban (MU) zone, frequent transit service, and concentrations of daily amenities.</p> <ul style="list-style-type: none">• Broadway north of 41st St• Rucker Ave/Evergreen Way south of Metro Everett• Everett Mall Way• 19th Street SE



Geography	Features
	<p>Definition: For ALTERNATIVE 1: existing boundaries of the MU zone (usually ½ block on either side of the arterial).</p> <p>For ALTERNATIVES 2 and 3: Parcels adjacent to the arterial plus additional parcels to create approximately 1 full block (usually 350'-1000' depth).</p>
Urban Corridor Frame	<p>Concept: Areas with very easy access to major arterial corridors (urban corridors) that also serve as transition areas between high rise development and neighborhood residential areas.</p> <p>Definition: Approximately 2 city blocks or 525 feet from urban corridor boundary, e.g. McDougall Ave to Virginia Ave and Lombard Ave to Rockefeller Ave.</p>
Metro Everett	<p>Concept: Areas within the Metro Everett Boundary.</p> <p>Definition: Parcel areas within Metro Everett boundary.</p>
Metro Frame	<p>Concept: Areas with very easy access to Metro Everett that also may serve as transition areas between high rise development and neighborhood residential areas.</p> <p>Definition: Varies from 1 to 2 parcel depth on the northeast and northwest boundary of Metro Everett.</p>
East/West Connectors	<p>Concept: East/West connector streets provide easy access to arterial corridors and the rest of the city and often feature historic neighborhood businesses at key intersections. These include:</p> <ul style="list-style-type: none"> • 19th Street (3 parcel depth) • Madison Avenue (1 parcel depth) • Casino Road East (1 to 2 parcel depth) • 100th St SW/SE (West of Holly Dr. and east of 12th Ave West, include parcels north of 100th fronting 100th) • 112th St SW/SE (east of I-5 south side of 112th to Silver Lake Road) <p>Definition: Adjacent parcels or at least a distance equal to 2 parcels or 525 feet from connector road.</p>
Light Rail Stations	<p>Concept: Four light rail stations are planned in Everett within the planning period (Airport Rd Station is identified as provisional until construction funding is secured). The areas within walking distance of stations are opportunities for station-area planning, infrastructure and amenity investments, and transit-oriented development.</p> <p>Definition: ½ and ¼ mile radius around planned light rail stations.</p>
Neighborhood Residential	<p>Concept: Residential neighborhoods around the city.</p> <p>Definition: Residential areas not in any of the above geographies.</p>



Geography	Features
Special areas	<p>Concept: Master planned developments with phased development plans in place.</p> <p>Definition: Waterfront Place and Riverfront. Redevelopment of the former Baker Heights development is currently under consideration by the city and would be included in this list if approved during the update process.</p>
Employment areas	<p>Concept: Areas designated for industry, commerce, services, and employment. Employment areas overlap residential areas along major arterial corridors, in Metro Everett, and in a few other areas.</p> <p>Definition: Areas currently Industrial, Commercial Mixed-Use, Metropolitan Center.</p>

Housing Typology

Housing type categories identify general types and scales of buildings, streetscapes, and neighborhood form. Higher-scale zones usually permit lower-scale development as well, and are also mostly characterized by preexisting lower-scale development. For example, an area may be designated mid-rise, but would still allow duplexes to be built if the property owner wants, and would still be mostly characterized by preexisting detached houses, accessory dwelling units, and middle housing, especially early in the planning period. To make efficient use of land, the city currently applies a minimum density for new development in higher-scale zones. This concept should be extended to the updated comprehensive plan, such as by prohibiting development of detached houses or accessory dwelling units in high-rise areas.

Typology	Housing Types
Single-family Residential	Existing single-family designations.
Neighborhood Residential	Detached single-family homes, duplexes, triplexes, and accessory dwelling units, townhomes, quadplexes, fiveplexes, sixplexes, stacked flats, cottage style and courtyard apartments (middle housing)
Low-Rise	Walk-up apartments or condominiums (up to 3 floors)
Mid-Rise	Apartments or condominiums in buildings with ~4-6 floors
High-Rise	Apartments or condominiums in buildings with ~7 or more floors (>75 feet in height) and requiring steel frame construction

Alternative Descriptions

	Alt 1: Current Plans Extended	Alt 2: Concentrated Growth	Alt 3: Dispersed Growth
Urban Corridors	Mid-rise	High-rise	High-rise
Urban Corridor Frame	Single-Family Detached	Mid-rise	Low-rise
Metro Everett	High-rise	High-rise	High-rise
Metro Frame	Single-Family Detached	Mid-rise	Low-rise
East/West Connectors	Single-Family Detached	Single-Family Detached	Low-rise
Light Rail Station areas	Mid-rise Single-Family Detached	Reserved for subarea planning.	Reserved for subarea planning.
Neighborhood Residential	Single-Family Detached	Single-Family Detached	Neighborhood Residential
Special areas (Waterfront/Riverfront)	Mid-rise	Mid-rise	Mid-rise
Employment areas	Varies	Varies	Varies

1-Current Plans Extended

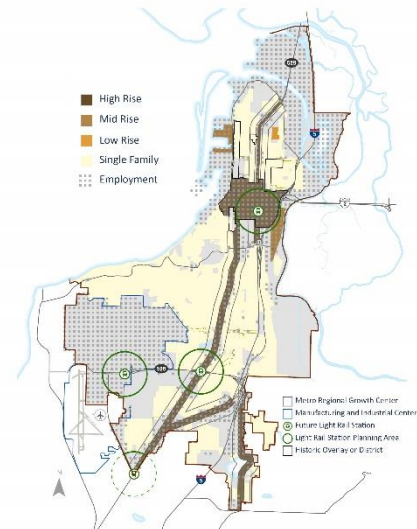
This alternative is based on an extension of current plans, policies, and regulations, and is a benchmark against which the other alternatives can be measured.

The alternative is primarily defined by the existing comprehensive plan, zoning map, maximum building heights map, and other development regulations that are currently in effect including development agreements and master plans. Extension of existing plans and regulations also includes:

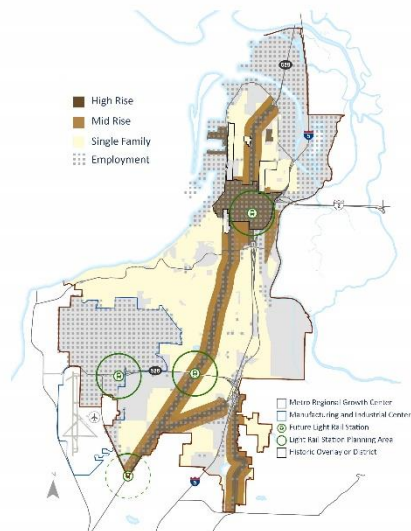
Reasonable measures – with an apparent capacity shortfall in the 2021 Buildable Land Report to accommodate its 2035 housing target, Everett must implement reasonable measures as part of this comprehensive plan periodic update. Staff propose implementing the following reasonable measures as part of this process:

- Increased capacity for accessory dwelling units
- Housing Development Incentives Program

Light rail station area planning – The existing comprehensive plan envisions the arrival of light rail in the city and transit-oriented development in future station areas. The Current Plans Extended alternative will incorporate a placeholder for a complete light rail community; the details of station area plans will then be developed later.



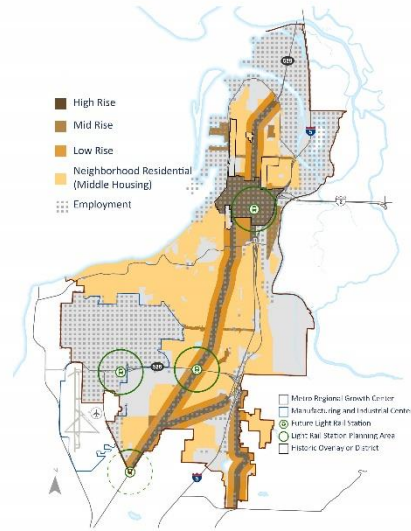
2-Concentrated Growth Alternative



This action alternative builds on current plans extended and includes actions to increase capacity consistent with adopted citywide growth targets.

In addition to the growth in Current Plans Extended, this alternative concentrates additional high-rise development along urban corridors, future transit station areas, and Metro Everett. This alternative also includes transition areas to frame downtown, urban corridors, and future station areas, but otherwise very few changes to areas currently designated single family.

3-Dispersed Growth Alternative



This action alternative builds on current plans extended and includes actions to increase capacity consistent with the citywide growth targets.

In addition to the growth in Current Plans Extended and more modest capacity increases along urban corridors, transit station areas, and Metro Everett than the concentrated alternative. Alternative 3 focuses on middle housing types in residential neighborhoods throughout the city. Middle housing options could be considered consistently throughout parts of the city not identified for larger buildings, or it could include different categories of middle housing in different areas.

Everett's primary urban corridors (I-5, Evergreen Way, Broadway) are oriented north-south, with a regular sequence of smaller arterials and roads outside of Metro Everett (19th/Madison/Casino (east)/Everett Mall Way/100th/112th) that extend east and west from those main thoroughfares. These east-west roads could potentially play a role in accommodating growth under this alternative.

REQUEST OF THE PLANNING COMMISSION

Review this memo and provide feedback at the June 6 meeting.

